

# Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## September 2025

U.S. new-home sales unexpectedly surged 20.5% month-over-month and 15.4% year-over-year to a seasonally adjusted annual rate of 800,000 units, the highest level since January 2022, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales would decline to 650,000 units. There were 490,000 new homes for sale going into September, equivalent to a 7.4-month supply at the current sales pace. For the 12-month period spanning October 2024 through September 2025, Pending Sales in the Western Upstate Association of REALTORS® region improved 4.7 percent overall. The price range with the largest pending sales gain was the \$750,001 to \$1,000,000 range, where sales improved 30.1 percent.

The overall Median Sales Price improved 3.3 percent to \$310,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 3.0 percent to \$317,500. The price range that tended to sell the quickest was the \$150,000 and Below range at 56 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 92 days.

Market-wide, inventory levels improved 34.9 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale rose 36.3 percent. That amounts to 4.7 months of inventory for Single-Family Homes and 5.0 months of inventory for Condos.

## Quick Facts

+ 30.1%	+ 16.2%	+ 6.4%
Price Range with Strongest Sales: \$750,001 to \$1,000,000	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Condos
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8

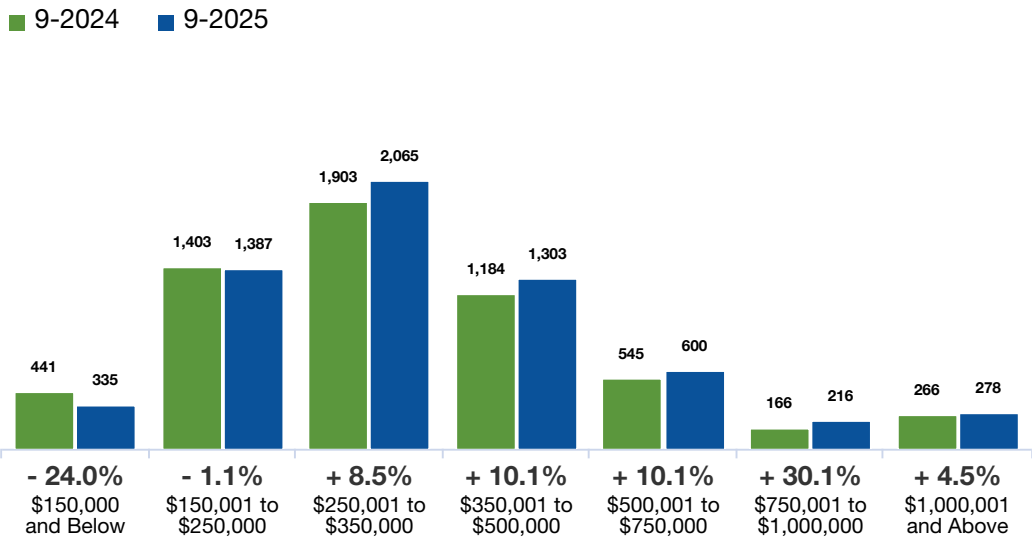


# Pending Sales

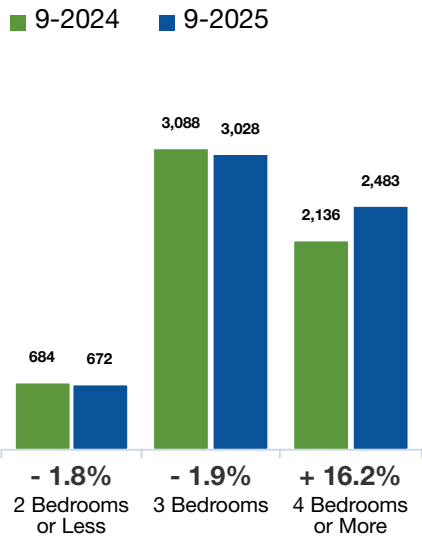


A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

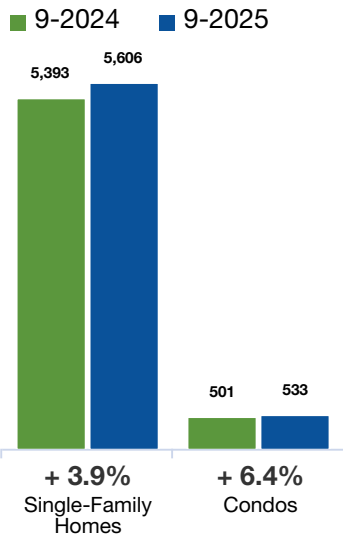
### By Price Range



### By Bedroom Count



### By Property Type



All Properties				Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	441	335	- 24.0%	412	318	- 22.8%	24	10	- 58.3%
\$150,001 to \$250,000	1,403	1,387	- 1.1%	1,161	1,120	- 3.5%	236	263	+ 11.4%
\$250,001 to \$350,000	1,903	2,065	+ 8.5%	1,745	1,897	+ 8.7%	158	157	- 0.6%
\$350,001 to \$500,000	1,184	1,303	+ 10.1%	1,127	1,218	+ 8.1%	55	70	+ 27.3%
\$500,001 to \$750,000	545	600	+ 10.1%	527	570	+ 8.2%	18	24	+ 33.3%
\$750,001 to \$1,000,000	166	216	+ 30.1%	160	208	+ 30.0%	6	6	0.0%
\$1,000,001 and Above	266	278	+ 4.5%	261	275	+ 5.4%	4	3	- 25.0%
All Price Ranges	5,908	6,184	+ 4.7%	5,393	5,606	+ 3.9%	501	533	+ 6.4%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	684	672	- 1.8%	557	497	- 10.8%	118	163	+ 38.1%
3 Bedrooms	3,088	3,028	- 1.9%	2,767	2,732	- 1.3%	317	287	- 9.5%
4 Bedrooms or More	2,136	2,483	+ 16.2%	2,069	2,376	+ 14.8%	66	83	+ 25.8%
All Bedroom Counts	5,908	6,184	+ 4.7%	5,393	5,606	+ 3.9%	501	533	+ 6.4%

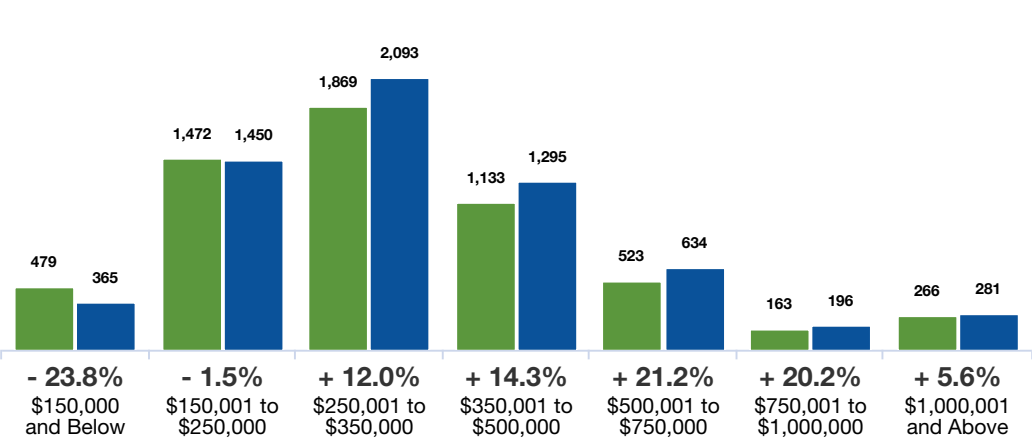
# Closed Sales



A count of the actual sales that closed. Based on a rolling 12-month total.

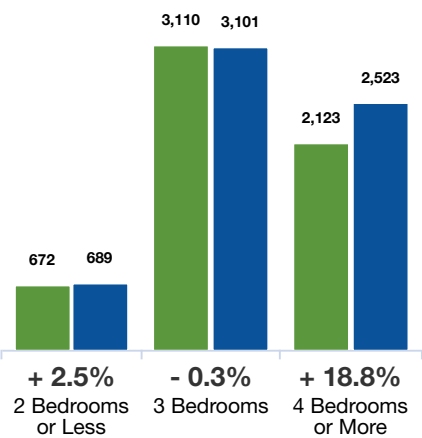
### By Price Range

9-2024 9-2025



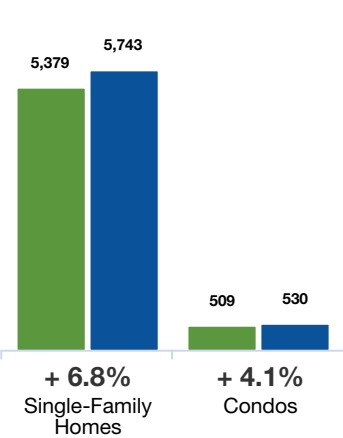
### By Bedroom Count

9-2024 9-2025



### By Property Type

9-2024 9-2025



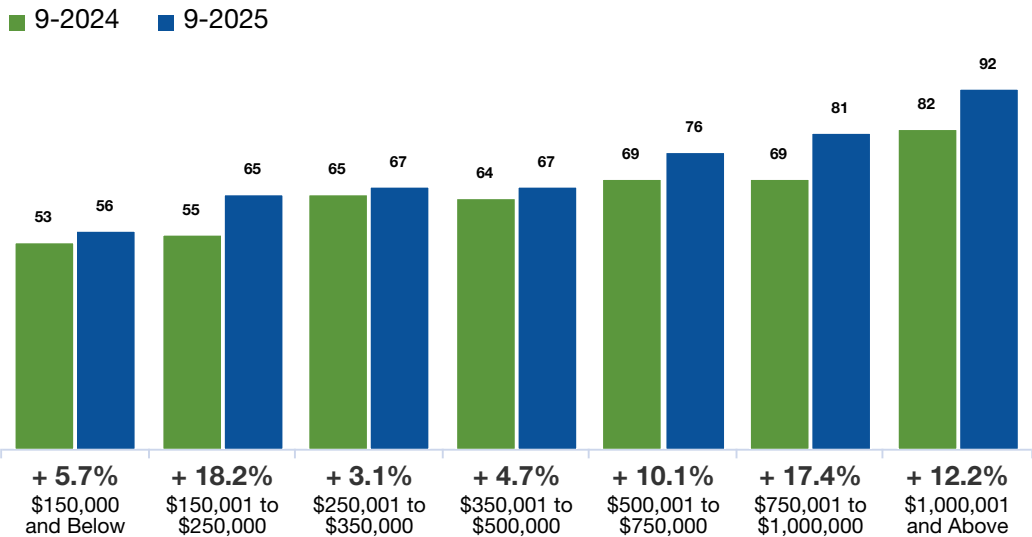
All Properties				Single-Family Homes				Condos			
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change		9-2024	9-2025	Change	
\$150,000 and Below	479	365	- 23.8%	443	343	- 22.6%		28	15	- 46.4%	
\$150,001 to \$250,000	1,472	1,450	- 1.5%	1,226	1,183	- 3.5%		241	262	+ 8.7%	
\$250,001 to \$350,000	1,869	2,093	+ 12.0%	1,718	1,938	+ 12.8%		150	148	- 1.3%	
\$350,001 to \$500,000	1,133	1,295	+ 14.3%	1,069	1,209	+ 13.1%		62	70	+ 12.9%	
\$500,001 to \$750,000	523	634	+ 21.2%	509	603	+ 18.5%		14	27	+ 92.9%	
\$750,001 to \$1,000,000	163	196	+ 20.2%	154	189	+ 22.7%		9	5	- 44.4%	
\$1,000,001 and Above	266	281	+ 5.6%	260	278	+ 6.9%		5	3	- 40.0%	
All Price Ranges	5,905	6,314	+ 6.9%	5,379	5,743	+ 6.8%		509	530	+ 4.1%	
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change		9-2024	9-2025	Change	
2 Bedrooms or Less	672	689	+ 2.5%	549	514	- 6.4%		113	164	+ 45.1%	
3 Bedrooms	3,110	3,101	- 0.3%	2,778	2,815	+ 1.3%		326	279	- 14.4%	
4 Bedrooms or More	2,123	2,523	+ 18.8%	2,052	2,413	+ 17.6%		70	87	+ 24.3%	
All Bedroom Counts	5,905	6,314	+ 6.9%	5,379	5,743	+ 6.8%		509	530	+ 4.1%	

# Days On Market Until Sale

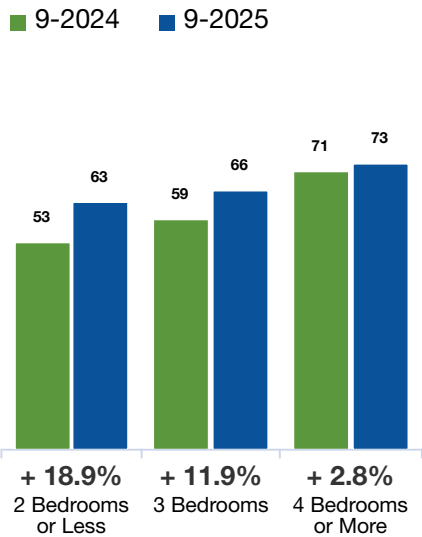


Average number of days between when a property is listed and when an offer is accepted.  
Based on a rolling 12-month average.

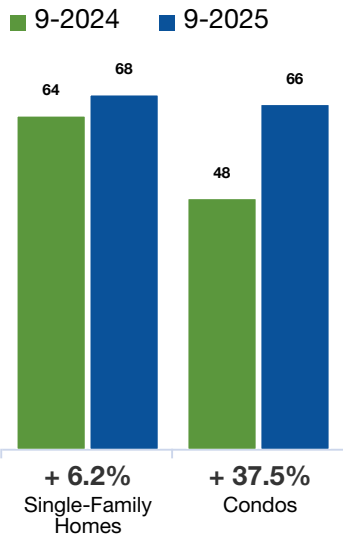
### By Price Range



### By Bedroom Count



### By Property Type



All Properties				Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	53	56	+ 5.7%	52	55	+ 5.8%	57	80	+ 40.4%
\$150,001 to \$250,000	55	65	+ 18.2%	58	65	+ 12.1%	41	63	+ 53.7%
\$250,001 to \$350,000	65	67	+ 3.1%	66	68	+ 3.0%	51	54	+ 5.9%
\$350,001 to \$500,000	64	67	+ 4.7%	64	66	+ 3.1%	58	93	+ 60.3%
\$500,001 to \$750,000	69	76	+ 10.1%	68	76	+ 11.8%	85	81	- 4.7%
\$750,001 to \$1,000,000	69	81	+ 17.4%	69	81	+ 17.4%	66	72	+ 9.1%
\$1,000,001 and Above	82	92	+ 12.2%	83	92	+ 10.8%	65	101	+ 55.4%
All Price Ranges	62	68	+ 9.7%	64	68	+ 6.2%	48	66	+ 37.5%

By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	53	63	+ 18.9%	54	62	+ 14.8%	46	69	+ 50.0%
3 Bedrooms	59	66	+ 11.9%	60	65	+ 8.3%	49	67	+ 36.7%
4 Bedrooms or More	71	73	+ 2.8%	72	73	+ 1.4%	49	57	+ 16.3%
All Bedroom Counts	62	68	+ 9.7%	64	68	+ 6.2%	48	66	+ 37.5%

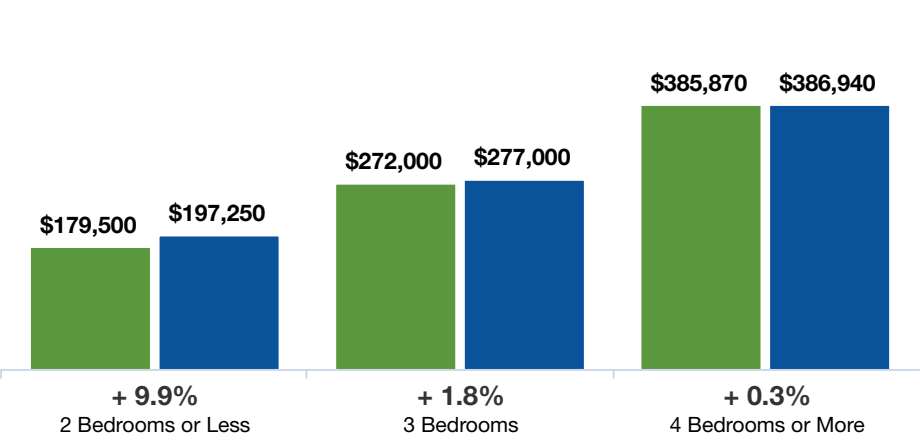
# Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

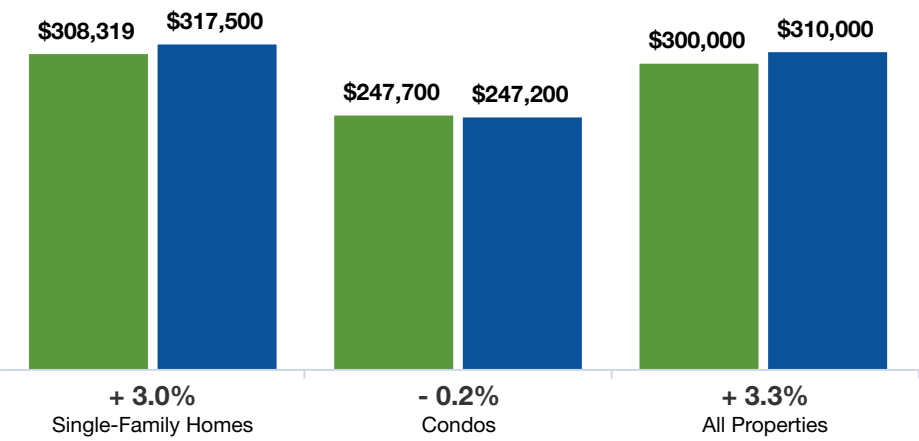
### By Bedroom Count

9-2024 9-2025



### By Property Type

9-2024 9-2025



All Properties				Single-Family Homes			Condos		
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	\$179,500	\$197,250	+ 9.9%	\$170,000	\$190,000	+ 11.8%	\$210,000	\$220,000	+ 4.8%
3 Bedrooms	\$272,000	\$277,000	+ 1.8%	\$274,900	\$280,000	+ 1.9%	\$257,990	\$254,990	- 1.2%
4 Bedrooms or More	\$385,870	\$386,940	+ 0.3%	\$393,900	\$391,000	- 0.7%	\$203,000	\$254,900	+ 25.6%
All Bedroom Counts	\$300,000	\$310,000	+ 3.3%	\$308,319	\$317,500	+ 3.0%	\$247,700	\$247,200	- 0.2%

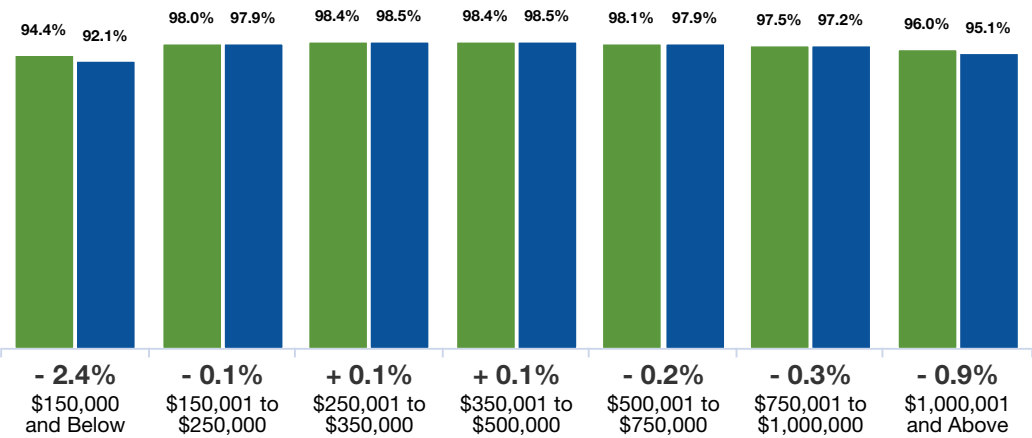
# Percent of List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

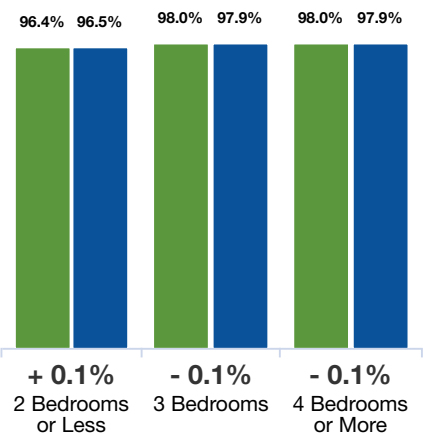
### By Price Range

■ 9-2024 ■ 9-2025



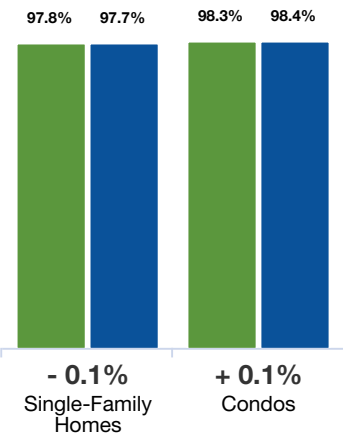
### By Bedroom Count

■ 9-2024 ■ 9-2025



### By Property Type

■ 9-2024 ■ 9-2025



All Properties				Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	94.4%	92.1%	- 2.4%	94.4%	91.9%	- 2.6%	95.7%	96.9%	+ 1.3%
\$150,001 to \$250,000	98.0%	97.9%	- 0.1%	97.9%	97.8%	- 0.1%	98.6%	98.2%	- 0.4%
\$250,001 to \$350,000	98.4%	98.5%	+ 0.1%	98.4%	98.4%	0.0%	98.7%	98.9%	+ 0.2%
\$350,001 to \$500,000	98.4%	98.5%	+ 0.1%	98.4%	98.5%	+ 0.1%	97.7%	98.5%	+ 0.8%
\$500,001 to \$750,000	98.1%	97.9%	- 0.2%	98.1%	97.8%	- 0.3%	97.8%	98.9%	+ 1.1%
\$750,001 to \$1,000,000	97.5%	97.2%	- 0.3%	97.4%	97.2%	- 0.2%	98.7%	97.8%	- 0.9%
\$1,000,001 and Above	96.0%	95.1%	- 0.9%	96.0%	95.1%	- 0.9%	96.0%	97.6%	+ 1.7%
All Price Ranges	97.8%	97.7%	- 0.1%	97.8%	97.7%	- 0.1%	98.3%	98.4%	+ 0.1%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	96.4%	96.5%	+ 0.1%	96.3%	96.2%	- 0.1%	97.6%	97.6%	0.0%
3 Bedrooms	98.0%	97.9%	- 0.1%	98.0%	97.8%	- 0.2%	98.4%	99.1%	+ 0.7%
4 Bedrooms or More	98.0%	97.9%	- 0.1%	97.9%	97.9%	0.0%	99.2%	97.9%	- 1.3%
All Bedroom Counts	97.8%	97.7%	- 0.1%	97.8%	97.7%	- 0.1%	98.3%	98.4%	+ 0.1%

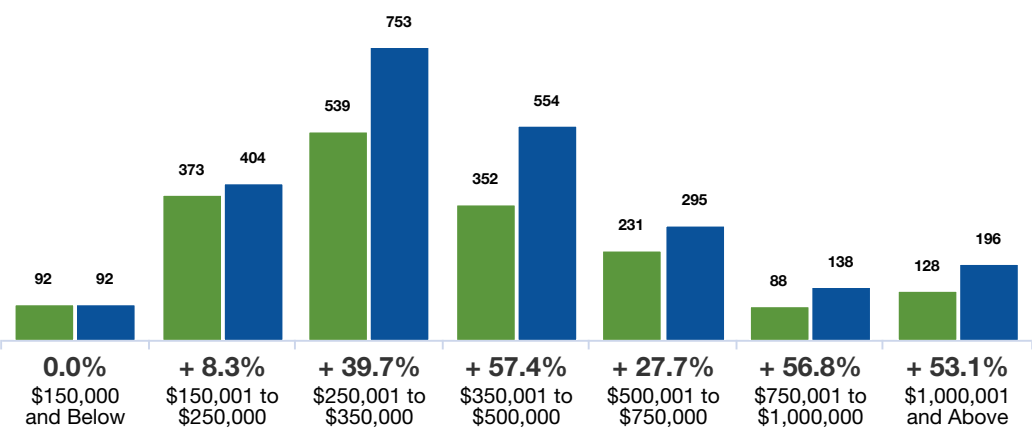
# Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

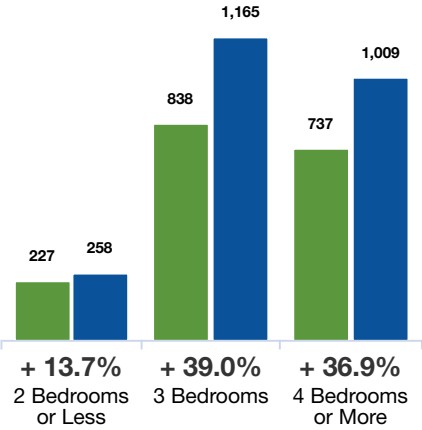
## By Price Range

■ 9-2024 ■ 9-2025



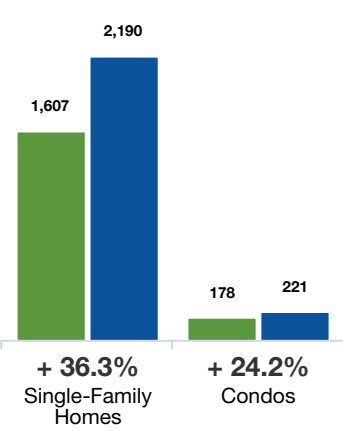
## By Bedroom Count

■ 9-2024 ■ 9-2025



## By Property Type

■ 9-2024 ■ 9-2025



All Properties				Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	92	92	0.0%	76	84	+ 10.5%	12	4	- 66.7%
\$150,001 to \$250,000	373	404	+ 8.3%	308	292	- 5.2%	62	109	+ 75.8%
\$250,001 to \$350,000	539	753	+ 39.7%	483	692	+ 43.3%	54	59	+ 9.3%
\$350,001 to \$500,000	352	554	+ 57.4%	317	506	+ 59.6%	32	41	+ 28.1%
\$500,001 to \$750,000	231	295	+ 27.7%	211	285	+ 35.1%	16	7	- 56.2%
\$750,001 to \$1,000,000	88	138	+ 56.8%	84	137	+ 63.1%	2	1	- 50.0%
\$1,000,001 and Above	128	196	+ 53.1%	128	194	+ 51.6%	0	0	0.0%
All Price Ranges	1,803	2,432	+ 34.9%	1,607	2,190	+ 36.3%	178	221	+ 24.2%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	227	258	+ 13.7%	159	186	+ 17.0%	59	63	+ 6.8%
3 Bedrooms	838	1,165	+ 39.0%	736	1,008	+ 37.0%	100	151	+ 51.0%
4 Bedrooms or More	737	1,009	+ 36.9%	711	996	+ 40.1%	19	7	- 63.2%
All Bedroom Counts	1,803	2,432	+ 34.9%	1,607	2,190	+ 36.3%	178	221	+ 24.2%

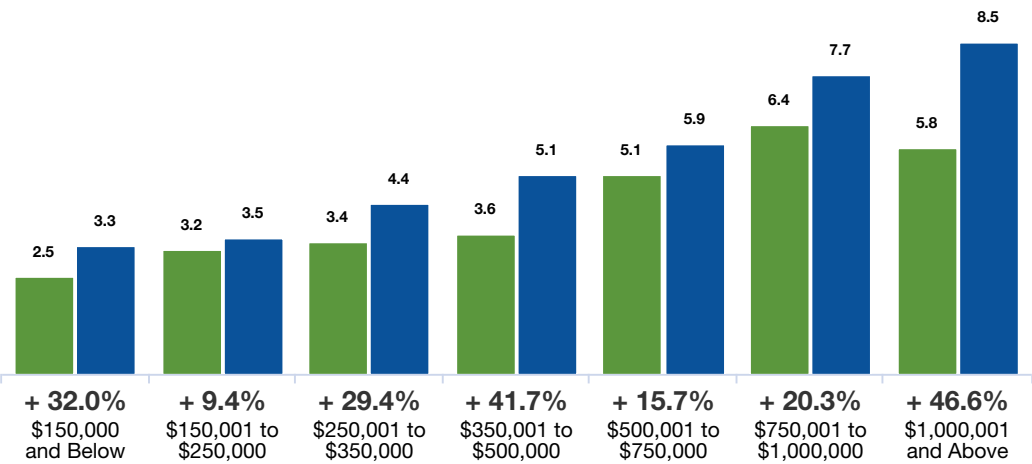
# Months Supply of Inventory



The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.  
Based on one month of activity.

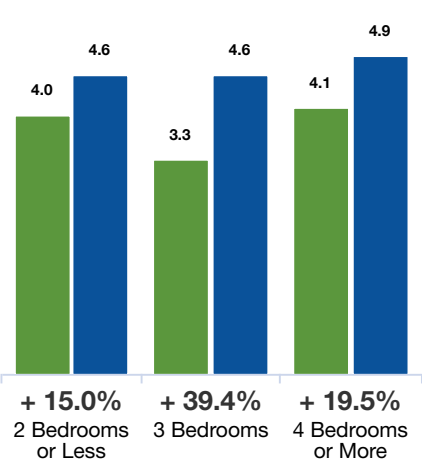
### By Price Range

■ 9-2024 ■ 9-2025



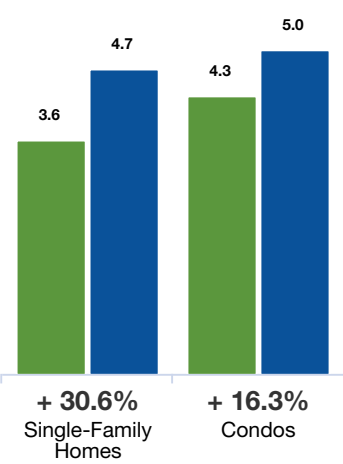
### By Bedroom Count

■ 9-2024 ■ 9-2025



### By Property Type

■ 9-2024 ■ 9-2025



All Properties				Single-Family Homes			Condos		
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$150,000 and Below	2.5	3.3	+ 32.0%	2.2	3.2	+ 45.5%	5.0	2.8	- 44.0%
\$150,001 to \$250,000	3.2	3.5	+ 9.4%	3.2	3.1	- 3.1%	3.2	5.0	+ 56.2%
\$250,001 to \$350,000	3.4	4.4	+ 29.4%	3.3	4.4	+ 33.3%	4.1	4.5	+ 9.8%
\$350,001 to \$500,000	3.6	5.1	+ 41.7%	3.4	5.0	+ 47.1%	7.0	7.0	0.0%
\$500,001 to \$750,000	5.1	5.9	+ 15.7%	4.8	6.0	+ 25.0%	7.1	3.2	- 54.9%
\$750,001 to \$1,000,000	6.4	7.7	+ 20.3%	6.3	7.9	+ 25.4%	1.3	0.7	- 46.2%
\$1,000,001 and Above	5.8	8.5	+ 46.6%	5.9	8.5	+ 44.1%	—	—	—
All Price Ranges	3.7	4.7	+ 27.0%	3.6	4.7	+ 30.6%	4.3	5.0	+ 16.3%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	4.0	4.6	+ 15.0%	3.4	4.5	+ 32.4%	6.0	4.6	- 23.3%
3 Bedrooms	3.3	4.6	+ 39.4%	3.2	4.4	+ 37.5%	3.8	6.3	+ 65.8%
4 Bedrooms or More	4.1	4.9	+ 19.5%	4.1	5.0	+ 22.0%	3.5	1.0	- 71.4%
All Bedroom Counts	3.7	4.7	+ 27.0%	3.6	4.7	+ 30.6%	4.3	5.0	+ 16.3%